

John Currie, *Chairman*  
Jan Corning  
Vicky Gannon  
Nancy Gerbino  
Eugene Goldenberg  
Dennis McNamara  
Bruce Prince

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SOMERS, NY 10589  
TEL (914) 277-5366  
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EMAIL:  
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**Town of Somers**  
WESTCHESTER COUNTY, N.Y.



**SOMERS PLANNING BOARD AGENDA  
DECEMBER 12, 2018  
7:30PM**

**PUBLIC HEARINGS:**

**1. MANTEAU WETLAND PERMIT: TM 48.13-1-27**

Application for a Wetland Permit, and Stormwater Management and Erosion and Sediment Control Permit by Peter J. Gregory, P.E. for owner Phillippe Manteau for the installation of an 18' x 40' in ground pool in the wetland buffer. The property is located at 76 Moseman Avenue and is in an R-80 Zone.

**2. NORTH COUNTY HOMES, INC. – CARDINAL WAY:  
TM: 16.17-2-7&4**

Proposed re-subdivision of two (2) existing lots, one containing an existing single family house and the second lot being a vacant land-locked lot and special permits for Stormwater Management and Erosion and Sediment Control, Steep Slopes and Tree Preservation. The existing single house is proposed to be removed and two new houses are proposed to be constructed. The homes will be served by public water and private septic systems. The lots are located at 3 Cardinal Way and are in an R-40 Zoning District.

**TIME EXTENSION:****3. MERRITT PARK ESTATES TM: 5.20-1-14**

Request for the thirteenth (13<sup>th</sup>) 90-day time extension of the Amended Conditional Final Subdivision Plan, Tree Preservation, Steep Slopes and Wetland Permits from December 4, 2018 up to and including March 4, 2019 pursuant to Town Law Section 276(7)(c) and Section 150-13.M of the Code of the Town of Somers. The property is located on the easterly side of Lovell Street with access to the subdivision from a new street off Robert Martin Blvd.

**4. TAMARACK & VINE FINAL SUBDIVISION RE-GRANT  
TM 16.07-1-1**

Request for a third 90-day time extension of the Final Subdivision Re-Grant from December 10, 2018 up to and including March 9, 2019 pursuant to Town Law Section 276 (c) and Town Code Section 150-13M. The property is located on the westerly side of Lovell Street and is in an R-40 Zone.

**5. GARY & ANN MITCHELL – 4 LOT CONSERVATION  
SUBDIVISION RE-GRANT: TM: 16.09-1-9**

Request for a second 90-day time extension to the Re-Grant of a 4-lot Conservation Subdivision, three of which are new building lots and one existing lot on a 7.1 acre parcel from December 20, 2018 up to and including March 19, 2019 in accordance with §150-13.M of the Code of the Town of Somers. Each lot is to be served by individual wells and septic systems. The subject property is located on the west side of Tomahawk Street, Route 118 in the residential R-40 Zoning District.

**6. XENIA STEPHENS SUBDIVISION: TM: 28.07-1-1**

Request for a fifth 90-day time extension of the Conditional Final Subdivision Approval and Stormwater Management and Erosion and Sediment Control Permit from December 11, 2018 up to and including March 10, 2019 in accordance with §150-13.M of the Code of the Town of Somers. The property is

located at the corner of Route 100 & Route 138 and is in the R-80 Zoning District.

**INFORMAL APPLICATION:**

**7. SOMERS ANIMAL HOSPITAL: TM: 17.11-2-5**

Proposal for a rear access door, stairs and dormer for attic storage. The property is located at 352 Route 202 and is in the B-HP Business Historic Preservation District.

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12/7/2018 1:04 PM

**PLANNING BOARD  
TOWN OF SOMERS  
WESTCHESTER COUNTY, NEW YORK**

**PUBLIC NOTICE:**

**NOTICE IS HEREBY GIVEN** that the Planning Board of the Town of Somers, Westchester County, New York, has scheduled a **Public Hearing** to be held at the Somers Town House, 335 Route 202, Somers NY, on **Wednesday December 12, 2018 at 7:30pm** to consider the application of Phillippe Manteau for a Wetland Permit and Stormwater Management and Erosion and Sediment Control Permit.

The applicant is proposing the installation of an 18' x 40' in ground pool in the wetland buffer as shown on plans prepared by Peter Gregory PE dated August 10, 2018. The subject property is located at 76 Moseman Avenue and is in an R-80 Zoning District.

Anyone is invited to attend and will be heard on the aforesaid matter.

**BY ORDER OF THE PLANNING BOARD**

**John Currie, Chairman**

Barbara J. Sherry,  
Planning Board Secretary

John Currie, *Chairman*  
Jan Corning  
Vicky Gannon  
Nancy Gerbino  
Eugene Goldenberg  
Dennis McNamara  
Bruce A. Prince

PLANNING BOARD

**Town of Somers**

WESTCHESTER COUNTY, N.Y.

TOWN HOUSE  
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Meeting Date December 12, 2018

**DRAFT**

PLANNING BOARD  
TOWN OF SOMERS, WESTCHESTER COUNTY, NEW YORK

\*\*\*\*THIS IS NOT A PERMIT\*\*\*\*

Resolution #2018-10

Granting Conditional Approval for

Wetland and Stormwater Management and Erosion and Sediment Control Permit to  
Philippe Manteau (owner)/Bedford Poolscape, Inc.(applicant)

TM: 48.13-1-27

**WHEREAS**, an application for Wetland Permit was submitted under the provisions of Chapter 167 "Wetlands and Watercourse Protection Ordinance" by Philippe Manteau (owner)/Bedford Poolscape, Inc. (applicant) on August 28, 2018 with the required fee paid on November 28, 2018; and

**WHEREAS**, an application for Stormwater Management and Erosion and Sediment Control Permit was submitted under the provisions of "Stormwater Management and Erosion and Sediment Control Ordinance" by Philippe Manteau (owner)/Bedford Poolscape, Inc. (applicant) on September 4, 2018 with the required fee paid on October 1, 2018; and

**WHEREAS**, the site is located at 76 Moseman Avenue, identified on the Town Tax Maps as Sheet 48.13, Block 1, Lot 27 and is located within the R-80 Zoning District, as defined by the Town of Somers "Zoning Ordinance", and consists of +/-5.65 acres; and

**WHEREAS**, the activity for which a Wetland and Stormwater Management and Erosion and Sediment Control Permit is requested consists of the construction of an 18-foot by 40-foot pool, patio, pool equipment pad and a 1-foot to 3-foot high boulder retaining wall; and

**WHEREAS**, the Applicant submitted a plan titled "Site Plan", prepared by Peter J. Gregory, P.E., dated 8/10/2018, an Application for Environmental Permit, Chapter 167 "Wetland and

Water Course Protection", an Application for Environmental Permit, Chapter 93 "Stormwater Management and Erosion and Sediment Control: a Short EAF, a Chapter 67 "Application Processing Restrictive Law" Certification, a "Wetland Delineation" report by Roy A. Shook, Jr., Soil Scientist, dated June 13, 2018, Applicant Acknowledgement form dated August 27, 2018, and an Affidavit to be Completed by the Owner signed June 29, 2018; and

**WHEREAS**, the application was referred to the Town Board, Open Space Committee, and Planning Board on August 30, 2018; and

**WHEREAS**, the Open Space Committee issued a memorandum on September 20, 2018 and the committee is declined to favor the application as the paperwork provided lacks information: there is no indication as to where the septic fields are or who established the wetland boundaries and there appears to be potential for adverse wetland impacts. The Committee noted that the entire project appears within wetland buffers that have no significant slope. Furthermore, the property appears to contain extensive wetlands including a substantial pond. Without further information, the Committee cannot assess wetland impacts from the project and fears that the wetland boundaries may be inaccurate. It is also unclear that the area set aside for stockpiling soil from the pool excavation is sufficient for the amount that will have to be removed. The Town Board issued a Resolution on September 21, 2018 with no comment; and

**WHEREAS**, the Planning Board has reviewed the application and the material submitted by the applicant and the memorandum of the Open Space Committee, Town Board and Consultant Town Engineer; and

**WHEREAS**, the Planning Board discussed the application at the September 26, 2018 meeting and at the November 14, 2018 meeting scheduled the Public Hearing for December 12, 2018; and

**WHEREAS**, the Consultant Town Engineer conducted a site walk with members of the Planning Board on October 6, 2018 and October 13, 2018 with the Applicant; and

**WHEREAS**, a Public Hearing was conducted on December 12, 2018 and all those wishing to be heard were given the opportunity to be heard; and

**WHEREAS**, the Public Hearing was closed on December 12, 2018; and

**WHEREAS**, during the course of project review, the Consultant Town Engineer offered technical review comments for consideration by the Planning Board, as enumerated in memorandum dated September 21, 2018; and

**NOW, THEREFORE BE IT RESOLVED**, that based on the review of the submission, the Planning Board hereby determines that the proposed activity is a Type II Action under Somers and New York State Environmental Quality Review Act (SEQRA) and, therefore, no further SEQRA review is necessary.

**BE IT FURTHER RESOLVED**, that the application of Philippe Manteau (owner)/Bedford Poolscape, Inc. (applicant) is hereby approved by the Planning Board for the activity proposed and described above, and the Wetland Permit and Stormwater Management and Erosion and Sediment Control Permit will be issued; and

**BE IT FURTHER RESOLVED**, that the Planning Board approve the issuance of the Wetland Permit and Stormwater Management and Erosion and Sediment Control Permit for the construction of an 18-foot by 40-foot pool, patio, pool equipment pad, and a 1-foot to 3-foot high boulder retaining wall as depicted on a plan titled "Site Plan", prepared by Peter J. Gregory, P.E., dated 8/10/2018, after demonstration of compliance with the following conditions:

1. All fees and escrows due to the Town of Somers have been paid in full.
2. An erosion control bond in the amount of \$300.00 be posted by separate check and made payable to the Town of Somers.
3. An engineering inspection fee in the amount of \$100.00 be paid by separate check payable to the Town of Somers.
4. All outstanding technical review comments must be addressed as enumerated in the Consultant Town Engineer's memorandum dated September 21, 2018.

This conditional authorization for issuance of the Stormwater Management and Erosion and Sediment Control Permit and Wetland Permit shall expire if compliance with the conditions noted below is not demonstrated prior to September 12, 2019 unless an extension of such time period is requested of and granted by the Principal Engineering Technician/Consulting Town Engineer.

**BE IT FURTHER RESOLVED**, that upon compliance with the above, the Wetland Permit shall be issued with the following conditions:

1. This permit is not valid until a building permit is issued by the Building Department.

**Manteau/Bedford Poolscape, Inc.**  
**Wetland and SMESC Permit**  
**TM: 48.13-1-27**

1. This permit is not valid until a building permit is issued by the Building Department.
2. The Engineering Department shall be notified (277-5366) prior to the beginning of any work on the site and upon completion of the approved site work.
3. Silt fence or other DEC approved erosion control measures are to be installed on the downslope edge of any disturbed areas and/or as shown on the approved drawing. This barrier to sediments is to be put in place before any disturbance of the ground occurs and is to be maintained in a functional condition until all disturbed land is heavily vegetated.
4. That the excavated material be protected and/or placed so as to not enter/change the watercourse area.
5. Work shall be undertaken consistent with Town of Somers regulations to the satisfaction of the Principal Engineering Technician/Consulting Town Engineer.
6. That field changes, if required, are approved by the Engineering Department prior to implementation.

**RESOLVED**, that the Stormwater Management and Erosion and Sediment Control Permit and Wetland Permit be valid for a period of one year from the date of the issuance of the permit.

This resolution shall have an effective date of December 12, 2018.

Dated: \_\_\_\_\_

\_\_\_\_\_  
 John Currie  
 Planning Board Chairman

cc: Building Inspector

Manteau/Bedford Poolscape, Inc.  
 Wetland and SMESC Permit  
 TM: 48.13-1-27



**PLANNING BOARD**  
**TOWN OF SOMERS**  
**WESTCHESTER COUNTY, NEW YORK**

**PUBLIC NOTICE:**

**NOTICE IS HEREBY GIVEN** that the Planning Board of the Town of Somers, Westchester County, New York, has scheduled a **Public Hearing** to be held at the Somers Town House, 335 Route 202, Somers NY, on **Wednesday, December 12, 2018 at 7:30pm** to consider the application of North County Homes Inc. for Preliminary Subdivision Approval and Special Permits for Stormwater Management and Erosion and Sediment Control, Steep Slopes and Tree Preservation.

The applicant is proposing a resubdivision of two (2) existing lots, one containing an existing single family house and the second lot being a vacant land-locked lot. The existing single family house is proposed to be removed and two (2) new houses are proposed to be constructed as shown on plans prepared by John Karrell, Jr., PE, dated May 20, 2018. The homes will be served by public water and private septic systems. The subject property is located at 3 Cardinal Way and is in an R-40 Zoning District.

Anyone is invited to attend and will be heard on the aforesaid matter.

**BY ORDER OF THE PLANNING BOARD**

**John Currie, Chairman**

Barbara J. Sherry  
Planning Board Secretary

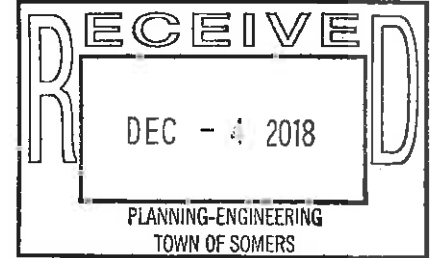
**BUREAU OF FIRE PREVENTION**

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**Town of Somers**  
WESTCHESTER COUNTY, N.Y.

**SOMERS TOWN HOUSE  
ANNEX  
337 ROUTE 202  
SOMERS, NY 10589**

**THOMAS J. TOOMA, JR.  
CHIEF**



**MEMO TO:** Planning and Engineering Department

**FROM:** Bureau of Fire Prevention

**RE:** North County Homes – Cardinal Way – Preliminary Subdivision

**DATE:** December 3, 2018

At our monthly meeting on November 14, 2018, the Bureau reviewed and discussed an updated preliminary subdivision on Cardinal Way submitted by North County Homes. There were no objections to the proposal.

H T W

HOCHERMAN TORTORELLA & WEKSTEIN, LLP  
CLIENT-CENTERED SOLUTION-ORIENTED

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White Plains, New York 10601-2319  
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www.htwlegal.com

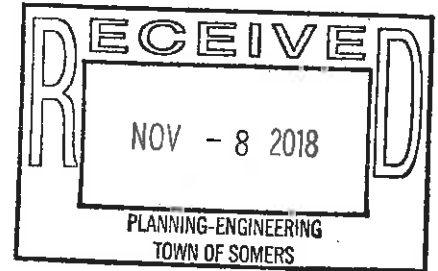
Geraldine N. Tortorella  
Adam L. Wekstein

Noelle C. Wolfson  
Henry M. Hocherman, Retired

November 7, 2018

*Via Electronic and First Class Mail*

Hon. John Currie, Chairman  
and Members of the Planning Board  
Town of Somers  
Somers Town Hall  
335 Route 202  
Somers, New York 10589



Re: *Merritt Park Estates Subdivision  
Town File No. 767  
Thirteenth Request for Ninety-Day Extension of Amended Final Subdivision Approval*

Dear Chairman Currie and Members of the Planning Board:

As you may recall, by Resolution dated June 10, 2015, your Board granted Amended Conditional Final Subdivision Plat Approval, Tree Preservation, Steep Slopes and Wetland Permits Approval (the "Final Approval") for the Merritt Park Estates Subdivision to modify two conditions of the original Resolution of Approval. At the Board's August 8, 2018 meeting, the Board extended the Final Approval to and including December 3, 2018. We are still waiting for the legal descriptions for the legal instruments that have to be filed to be completed by the new surveyor, after which the legal instruments will need to be re-executed by the parties, which include Heritage Hills Condo 29, Lake Lincolnale Property Owner's Association and the Town.

I do not anticipate that the remaining steps can be completed by the December 3<sup>rd</sup> expiration date and, therefore, we are writing to request an additional 90-day extension of Final Approval to and including March 4, 2019 (which is the first business day after the ninetieth day which is a Sunday). This is our thirteenth request for an extension of Final Approval which your Board has the authority to grant under Town Law Section 276(7)(c).

I understand that the site is fully stabilized and there have been no issues with the construction.

Kindly schedule this matter for consideration at the Planning Board's next available meeting. A representative of Mancini Building Corp. will attend the meeting to address any questions you may have. Thank you for your courtesy.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By:   
Geraldine N. Tortorella

Hon. John Currie, Chairman  
and Members of the Planning Board  
November 7, 2018  
Page 2

GNT:hc

**cc:** *(via electronic mail)*  
Syrette Dym, AICP  
Roland Baroni, Esq.  
Joseph P. Eriole, Esq.  
Mr. Steve Woelfle  
Joseph Barbagallo, P.E.  
Mr. Richard Mancini  
Mr. John Mancini  
Joseph Riina, P.E.

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PLANNING AND ENGINEERING DEPARTMENTS

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**Town of Somers**  
WESTCHESTER COUNTY, N.Y.

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Steven Woelfle  
Principal Engineering Technician  
swoelfle@somersny.com



Syrette Dym, AICP  
Director of Planning  
sdym@somersny.com

**DATE:** December 3, 2018

**TO:** Planning Board

**FROM:** Syrette Dym, AICP  
Director of Planning

**RE:** Merritt Park Estate Amended Final Subdivision Approval –  
Thirteenth Ninety-Day Extension Request

The Planning Board granted Amended Conditional Final Subdivision Plat Approval, Tree Preservation, Steep Slopes and Wetland Permits Approval on June 10, 2015 for Merritt Park Estates Subdivision to modify two conditions of the original Resolution of Approval and a first 90-day extension was granted at the Planning Board meeting of November 10, 2015. Several additional extensions have been granted including a twelfth extension granted to run from September 3, 2018 until December 3, 2018. The current request is for a thirteenth 90-day extension up to and including March 4, 2019 as permitted by Town Law Section 276 (7)(c). The request was dated November 7, 2018 and received on November 8, 2018, prior to the December 3, 2018 expiration.

Since submission of the last memorandum by the applicant providing a more detailed narrative of the project background and status and, more importantly, a series of pictures identifying field conditions, work has continued to progress. As confirmed by Steve Woelfle, installation of planting in the stormwater basins has occurred since the last extension was granted. The Applicant is still waiting for the legal descriptions for the legal instruments that need to be filed. Then the legal instruments will need to be re-executed by the parties including Heritage Hills Condo 29, Lake Lincolndale Property Owner's Association and the Town

Steve Woelfle continues to monitor work in the field. I have no problem with extension of this approval.

Cc: Geraldine Tortorella, Esq.  
Richard Mancini  
John Mancini  
Steve Woelfle

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Dec. Agenda  
SC-PB TH CTZ  
11/27/18 BAP

Tamarack & Vine Realty Corp  
C/O Barry Perlow  
7 Palmer Lane West  
Pleasantville, NY 10570

November 15, 2018

Via Overnight Mail

Hon. John Currie, Chairman  
and Members of the Planning Board  
Town of Somers  
335 Route 202  
Somers, NY 10589

Re: Tamarack & Vine Subdivision (T&V)  
Tax Lot: 16.07-1-1

Dear Chairman Currie and Members of the Planning Board:

By resolution, effective December 13, 2017, your Board re-granted the necessary approvals in connection with T&V's Subdivision Application. Said approvals were extended, at the September 26, 2018 meeting, until December 9, 2018.

T&V is still working on the remaining items needed and is in the process of fulfilling the Bonding requirements. This process is taking much longer than expected and therefore, in accordance with Section 150-12.N of the Code of the Town of Somers, and in order to ensure that the approvals do not lapse, T&V respectfully requests to be placed on the Board's December 12, 2018 Agenda for a 90-day extension. Recreation Fees have already been paid in full.

Please let us know if you have any questions or require any additional information.

Thank you for your consideration.

Sincerely,



Barry Perlow  
President

cc: (via email)  
Syrette Dym, AICP  
Michael Gyory  
Jody Cross  
Joseph Zarecki

EC  
PBM C12  
Applied A+ny  
12/4/18 kjo

PLANNING AND ENGINEERING DEPARTMENTS

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**Town of Somers**  
WESTCHESTER COUNTY, N.Y.

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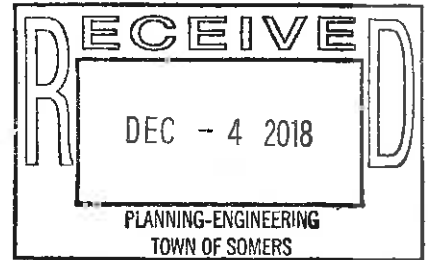
Steven Woelfle  
Principal Engineering Technician  
swoelfle@somersny.com



Syrette Dym, AICP  
Director of Planning  
sdym@somersny.com

**MEMORANDUM**

**TO:** Town of Somers Planning Board  
**FROM:** Syrette Dym, Director of Planning  
**DATE:** December 3, 2018  
**RE:** Tamarack & Vine Final Subdivision Re-Grant Approval –Third Ninety-Day Extension Request



By letter dated November 15, 2018, received by the Planning Board office by end of November 2018, the applicant, Barry Perlow, requested a third 90-day extension to the final re-grant subdivision approval of Resolution 2017-21 granted December 13, 2017 which expired and for which a first extension was granted up to and including September 9, 2018. The requested extension is from December 10, 2018 up to and including March 9, 2019, the first business day after 90 days, pursuant to Town Law Section 276(7)(c) and Town Code Section 150-13M. There have been no changes to the plan.

Steve Woelfle confirms nothing is happening on the site. I have no objections to granting of an extension to this approval.

**Cc:** Joe Barbagallo  
Alvaro Alfonzo-Larrain  
Roland Baroni  
Barry Perlow  
Jody Cross  
Joseph Zarecki

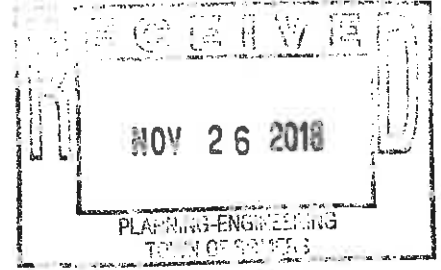
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TH 11/27/18  
bfs

**BIBBO ASSOCIATES, L.L.P.**

Consulting Engineers

Joseph J. Buschynski, P.E.  
Timothy S. Allen, P.E.  
Sabri Barisser, P.E.

November 19, 2018



Somers Planning Board  
335 Route 202  
Somers, NY 10589-3206

ATTN: Mr. John Currie, Chairman

RE: Gary & Ann Mitchell  
4-Lot Conservation Subdivision  
Tomahawk Street

Dear Members of the Board:

On behalf of our client we are writing to formally request a 90-day extension of the conditional final subdivision approval obtained for the above noted subdivision which will be expiring on December 20, 2018 (*Resolution # 2018-02*).

We are requesting the extension based on the approvals granted to date, construction has commenced. However, the owner is seeking an extension to further the improvements toward building permits.

As always feel free to contact us with any questions you may have regarding this matter. We respectfully request this matter be placed on your next available agenda for consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "T.S. Allen".

Timothy S. Allen, P.E.

TSA/mme

cc: G. Mitchell  
File

*Site Design ♦ Environmental*



PLANNING AND ENGINEERING DEPARTMENTS

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**Town of Somers**

WESTCHESTER COUNTY, N.Y.

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Steven Woelfle  
Principal Engineering Technician  
swoelfle@somersny.com



Syrette Dym, AICP  
Director of Planning  
sdym@somersny.com

**DATE:** December 3, 2018

**TO:** Planning Board

**FROM:** Syrette Dym, AICP  
Director of Planning

**RE:** Mitchell Re-Grant Final Subdivision Approval – Second Ninety-Day Extension Request

As indicated in the November 19, 2018 letter, received November 26, 2018, from Bibbo Associates, L.L.P., the Planning Board approved Re-Grant Conditional Final Subdivision Plat Approval, Tree Preservation, Steep Slopes and Soil Erosion and Sediment Control Approval on March 14, 2018 by Resolution #2018-02 for Mitchell Conservation Subdivision. Implementation of site improvements continues to take place on the site. Since the site work is not anticipated to be complete by expiration of the first extension of ninety-days (90) up to and including December 19, 2018 a second extension request from December 20, 2018 up to and including March 19, 2019 is being requested. This request is made under Section 276(7)(c) of Town Law.

Steve Woelfle indicates that there is ongoing work on the common driveway and site drainage. I have no objections to extension of the subdivision approval.

cc: Tim Allen  
Gary & Ann Mitchell

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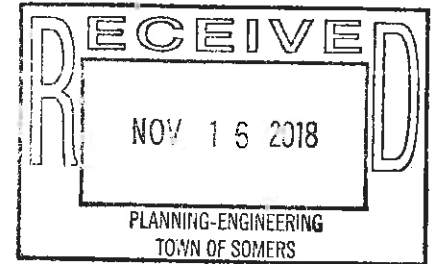
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# **BIBBO ASSOCIATES, L.L.P.**

*Consulting Engineers*

Joseph J. Buschynski, P.E.  
Timothy S. Allen, P.E.  
Sabri Barisser, P.E.

November 13, 2018



Somers Planning Board  
335 Route 202  
Somers, NY 10589-3206

Attn: Mr. John Currie, Chairman

Re: Xenia Stephens Subdivision  
Final Subdivision Approval and Stormwater  
Management and Erosion and Sediment Control  
Permit Extension Request  
T.M.# 28.07-1-1

Dear Members of the Board:

On behalf of our client we are requesting that a 90 day extension be granted for Resolution 2017-15 that will be expiring on December 10, 2018 for the above referenced project.

Mrs. Stephens has hired a surveyor for the final plat and we will proceed with filing as soon as the plat is finished and signed by the Health Department.

We respectfully request to be placed on your next available agenda. Should you require any additional information, please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "T.S. Allen".

Timothy S. Allen, P.E.

TSA/mme

cc: Xenia Stephens  
File

*Site Design ♦ Environmental*

---

Mill Pond Offices · 293 Route 100, Suite 203 · Somers, NY 10589  
Phone: 914-277-5805 · Fax: 914-277-8210 · E-Mail: bibbo@optonline.net

PLANNING AND ENGINEERING DEPARTMENTS

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**Town of Somers**  
WESTCHESTER COUNTY, N.Y.

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Steven Woelfle  
Principal Engineering Technician  
swoelfle@somersny.com



Syrette Dym, AICP  
Director of Planning  
sdym@somersny.com

**MEMORANDUM**

**TO:** Town of Somers Planning Board  
**FROM:** Syrette Dym, Director of Planning  
**DATE:** December 3, 2018  
**RE:** Xenia Stephens Final Subdivision Approval –Fifth Ninety-Day Extension Request

By letter dated November 13, 2018, received by the Planning Board office November 16, 2018, the applicant's representative requested a fifth 90-day extension to the final subdivision approval of Resolution 2017-15 granted June 14, 2017 which expired December 14, 2017 and for which a first extension was granted up to and including March 14, 2018, a second extension was granted up to and including June 12, 2018 and a third extension was granted up to and including September 10, 2018 and a fourth extension was granted up to and including December 10, 2018. The current request is for extension of the approval from December 11, 2018 up to and including March 10, 2019 pursuant to Town Law Section 276(7)(c) and Town Code Section 150-13M.

There have been no changes to the plan and Steve Woelfle indicates there is no change to the site.

I have no objections to granting of an extension to this approval.

Cc: Joe Barbagallo  
Alvaro Alfonso-Larrain  
Roland Baroni  
Tim Allen

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TOWN OF SOMERS PLANNING BOARD  
REQUEST FOR INFORMAL APPEARANCE BEFORE PLANNING BOARD

FEE: \$150 WITHOUT CONCEPTUAL PLAN \$300 WITH SKETCH PLAN REVIEW  
Erosion and Sediment Control Application fee: \$100 for disturbances of at least one acre or for the placement or removal of 20 cubic yards of soil, plus \$500 for each additional acre of disturbance.  
FEE PAID: \$ 300.00 DATE PAID: 12/4/18

I. IDENTIFICATION OF APPLICANT:

A. OWNER: 352 Rte 202 Realty LLC SUBDIVIDER: \_\_\_\_\_  
ADDRESS: 352 US-202 ADDRESS: \_\_\_\_\_  
SOMERS N.Y. 10589  
TELE #: 914-277-3696 TELE #: \_\_\_\_\_  
B. SURVEYOR: ANTHONY DE ROSA TELE #: \_\_\_\_\_  
ENGINEER: ARCHITECT: STEVE GREGG TELE #: \_\_\_\_\_

II. IDENTIFICATION OF PROPERTY:

A. Project Name: SOMERS ANIMAL HOSPITAL  
B. Street abutting property: \_\_\_\_\_  
C. Tax Map Design: Sheet: 17.11 Block: 2 Lct: 5  
Zoning District: HISTORIC DISTRICT  
E. Project (does) (does not) connect directly into (State) (County) highway.  
F. Proposed drainage (does) (does not) connect directly into channel lines established by the County Commission of Public Works.  
G. Project site (is) (is not) within 500 feet of Town boundary.  
H. Proof that taxes have been paid. \_\_\_\_\_

III. BRIEF DESCRIPTION OF PROJECT PROPOSAL:

REAR ACCESS DOOR & STAIRS FOR ATTIC STORAGE

It is the responsibility of the applicant to be knowledgeable of the law. The following are available at the Town Clerks Office: Master Plan, Zoning Ordinance, Site Plan Regulations, Subdivision Regulations, Road Specifications, State Environmental Quality Review Act, Wetland and Steep Slope Ordinances, as applicable.

The comprehensiveness of the material submitted will determine the extent of comments that the Planning Board can make on a sketch plan. No materials received after the submission date of this application will be considered by the Board.

Ten (10) copies of all plans and written reports are requested.

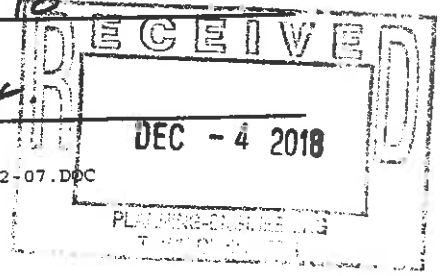
By submission of this application, the property owner agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of the proposal.

The undersigned hereby requests an informal appearance before the Planning Board to discuss the proposed project.

[Signature]  
Applicant  
[Signature]  
Owner

Date: 12/4/18

Date: 12/4/18



617.20  
Appendix B  
Short Environmental Assessment Form


**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <b>SOMERS ANIMAL HOSPITAL</b>							
Project Location (describe, and attach a location map): <b>352 US-202 SOMERS, N.Y. 10589</b>							
Brief Description of Proposed Action: <b>REAR ACCESS DOOR, STAIRS AND DECK FOR ATTIC STORAGE ACCESS.</b>							
Name of Applicant or Sponsor: <b>STEVEN GRGECIC</b>		Telephone: <b>845-661-8808</b>					
Address: <b>1900 RT. 301</b>		E-Mail: <b>SGARCHITECTS@GMAIL.COM</b>					
City/PO: <b>CARMEL, N.Y. 10512</b>		State: <b>NY</b>	Zip Code: <b>10512</b>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
<b>BUILDING PERMIT, SOMERS BUILDING DEPT.</b>							
3.a. Total acreage of the site of the proposed action?		<b>1.0315</b> acres					
b. Total acreage to be physically disturbed?		<b>.0013</b> acres <b>5870 SQ. FT.</b>					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>1.0315</b> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>NO PLUMBING REQ'D.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>NO PLUMBING REQ'D.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>STEVEN GRGECIC</u>	Date: <u>12/4/18</u>	
Signature: 		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>